

Executive Summary

1. The application site is on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories.
2. The site falls within the “Village Type Development” (“V”) zone under the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15.
3. The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a Period of 5 Years
4. The area of the site is about 755m². No Government Land is involved.
5. 27 parking spaces for private cars are proposed on site.
6. A 1-storey guardroom and an open shed are proposed on site. The total floor area is about 193m².
7. Operating hours are 24 hours daily including Sundays and public holidays.
8. The proposed development caters for the huge demand of parking spaces of residents in vicinity and reduces roadside illegal parking.

行政摘要

1. 申請地點位於新界屯門大欖涌丈量約份第 385 約地段第 270 號(部分)。
2. 申請地點處於掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15 下的「鄉村式發展」地帶。
3. 申請人擬議將申請地點用作「擬議臨時公眾停車場(私家車)」用途，為期五年。
4. 申請面積為大約 755 平方米。不涉及任何政府土地。
5. 申請地點擬議提供 27 個私家車車位。
6. 申請地點擬議提供一個一層高的保安亭及一個開放式蔭棚。總樓面面積約 193 平方米
7. 營運時間為每天 24 小時包括星期日及公眾假期。
8. 該申請能滿足大量附近居民的車位需求並減少路邊違例泊車。

Justifications

1. Applied Use

The applied use is “Proposed Temporary Public Vehicle Park (Private Cars)” for a Period of 5 Years.

2. Location

The site is on Lot 270 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories. Please refer to Plan 2 for details.

3. Site Area

The area of the site is about 755 m². No Government Land is involved. Please refer to Plan 2 for details.

4. Development Parameters

(a) Operation Hours

The proposed development will operate 24 hours daily including Sundays public holidays.

(b) Mode of Operation

27 parking spaces for private cars are proposed on site. No light goods vehicles, medium goods vehicles, heavy goods vehicles and container trailers/tractors will be allowed to enter the Site. Please refer to Plan 3 for details.

(c) Structure

A 1-storey guardroom and an open shed are proposed on site. The details of the structures are as follows:

| No | Use | Covered Area | Floor Area | Height | No of Storey |
|--------|-----------|-------------------------|-------------------------|--------|--------------|
| 1 | Guardroom | 23m ² | 23m ² | 4.5m | 1 |
| 2 | Open Shed | <u>170m²</u> | <u>170m²</u> | 4.5m | 1 |
| Total: | | <u>193m²</u> | <u>193m²</u> | | |

Please refer to the Layout Plan (Plan 3) for details.

5. Planning Context

(a) Town Planning Zoning

The site falls within the “Village Type Development” (“V”) zone under the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15.

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Public Vehicle Park use is commercial uses which serves the needs of the villagers and in support of the village development. This use may be permitted on application to the Town Planning Board.

6. No Adverse Impact

(a) Visual

The proposed public vehicle park is compatible with the surrounding environment. Numbers of 3-storey Small Houses are in the vicinity. No significant adverse visual impact is anticipated resulting from the proposed use.

(b) Traffic

Please refer to Layout Plan at Plan 3. A total of 27 nos. of parking spaces are proposed on site. About half (13 numbers) are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. Manoeuvring space for vehicles is allowed within the site. No reversing or turning of vehicles on public road is expected. Vehicles without valid licences issued under the Road Traffic Ordinance will not be permitted to be parked at the site. Container tractors / trailers and vehicles exceeding 5.5 tonnes will not be allowed to enter the site.

The site is accessible by Tai Lam Chung Road.

The Trip generation and attraction rates are estimated as follow:

| Periods | Trip Generation | Trip Attraction |
|-------------|-----------------|-----------------|
| | Private Cars | Private Cars |
| 21:00-07:00 | 0 | 0 |
| 07:00-08:00 | 2 | 0 |
| 08:00-09:00 | 2 | 0 |
| 09:00-10:00 | 1 | 0 |
| 10:00-11:00 | 0 | 0 |
| 11:00-12:00 | 1 | 1 |
| 12:00-13:00 | 0 | 1 |
| 13:00-14:00 | 1 | 1 |
| 14:00-15:00 | 0 | 0 |
| 15:00-16:00 | 1 | 0 |
| 16:00-17:00 | 0 | 1 |
| 17:00-18:00 | 0 | 1 |
| 18:00-19:00 | 1 | 2 |
| 19:00-20:00 | 1 | 2 |
| 20:00-21:00 | <u>0</u> | <u>1</u> |
| Total: | <u>10</u> | <u>10</u> |

Given the low level of trip generation and attraction rate, no significant adverse traffic impact is anticipated to Tai Lam Chung Road.

(c) Drainage

The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

7. Planning Gain

The villagers nearby currently severe shortage of vehicle parking spaces for private cars and light goods vehicles. The proposed development caters for the needs of parking spaces in the area and reduces roadside illegal parking.

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